

WICHITA HISTORIC PRESERVATION BOARD MINUTES
12 AUGUST 2002
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3:00 P.M.

The regular meeting of the Historic Preservation Board was held Monday, August 12, 2002, at 3:00 P.M. in the Metropolitan Area Planning Department's Conference Room, City Hall – Tenth Floor, 455 N. Main, Wichita, Kansas.

Members Present : Keith Lawing (Chair)
 Jim Guy (Vice Chair)
 Sam Lentz
 Bryan Barr
 Stan Shelden
 Randal Steiner

Members Absent: Kim Edgington

Staff Present : Kathy Morgan, Historic Preservation Planner
 Jeanne L. de Grasse, Planning Analyst

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Motion #1: Motion was made by Barr, seconded by Guy, to move Item No. 11 to the top of the agenda, to add HPC2002-00102 added to the agenda, and to move Item No. 5 moved to the end of the agenda.
Motion carried unanimously (6-0).

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

The dollar amounts of the Revolving Loan Fund-residential and non-residential and the Deferred Loan Fund-residential were adjusted.

Revolving Loan Fund – Residential
Revolving Loan Fund – Non-residential
Deferred Loan Fund – Residential

ITEM NO. 4 CORRESPONDENCE

State Preservation Statute Study Session, August 27
July/August 2002 Issue of *Forum News* –note the NTHP certified training for realtors on pg 5.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 8 JULY 2002 MEETING

Keith Lawing requested the design of consistent language for motions, a “boiler-plate” format to be used in the future. Kathy Morgan will go back and make changes to July minutes for clarity.

Motion #2: Motion was made by Guy, seconded by Shelden to defer approval of the July minutes until the changes are made and reviewed. Motion carried unanimously (6-0).

ITEM NO. 6 OLD BUSINESS

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2002-00082) Environs, Wholesale Grocery Warehouse
 APPLICANT: Storer Sign
 FOR: 320 S. Commerce

Applicant proposes to re-roof house like with like, Heritage Composition Shingle.

2. **MINOR:** (HPC2002-00086) Environs, Stackman Court Apartments
 APPLICANT: Edward P. Meyer
 FOR: 868 N. Buffum

Applicant proposes to re-roof house like with like, Heritage Composition Shingle.

3. **MINOR:** (HPC2002-00087) Environs, Fairmount Cottage
 APPLICANT: Wichita Roofing
 FOR: 1709 N. Holyoke

Applicant proposes to re-roof house with composition shingle.

4. **MINOR:** (HPC2002-00088) Brown Building, Environs Wheeler, Hagney, Kelly
 APPLICANT: Infinity Services
 FOR: 105 S. Broadway

Applicant proposes to install cellular antennas on penthouse.

5. **MINOR:** (HPC2002-00089) Park Place/Fairview Historic District
 APPLICANT: James McCreery
 FOR: 1453 Park Place

Applicant proposes to repair wood porch, re-point stone foundation, repair damage under metal siding and replace metal siding.

6. **MINOR:** (HPC2002-00090) Environs, Lassen Hotel & Hayford Bldg.
 APPLICANT: Wray Roofing
 FOR: 247 N. Market

Applicant proposes to replace built-up roof.

7. **MINOR:** (HPC2002-00091) Environs, Navarre Nokomis Virginia Apartments
 APPLICANT: Trimark Signworks
 FOR: 510 E. 3rd

Applicant proposes to replace plexiglass sign faces – new tenant Women's Initiative Network.

8. **MINOR:** (HPC2002-00099) Allen House
 APPLICANT: Roof Techs
 FOR: 255 N. Roosevelt

Applicant proposes to remove clay tile, replace underlayment, and put tile back.

Motion #3: Motion by Guy, seconded by Shelden, to receive and file Certificates of Appropriateness HPC2002-00082, -00086, -00087, -00088, -00089, -00090, -00091, and -00099. Motion carried unanimously (6-0).

9. **MAJOR:** (HPC2002-00092) Environs, Kress Bldg.
 APPLICANT: Trimark Signworks
 FOR: 100 N. Broadway

Applicant proposes to install two non-illuminated monument style signs. Signs are aluminum painted off-white with individual aluminum letters. Staff recommends that the board find that the project does not encroach, damage or destroy the environs of the Kress Building.

Motion #4: Motion was made by Shelden, seconded by Steiner, that the installation of the two signs does not encroach, damage, or destroy the environs of the Kress Building. Motion carried unanimously (6-0).

10. **MAJOR:** (HPC2002-00094) Environs, Lassen Hotel
APPLICANT: Miracle Signs
FOR: 120 N. Market

Applicant proposes to install sign at top of building – interior lighted 8 ft. channel letters; channel letter sign at 1st story on the north side of the building; and vinyl letters on existing lighted canopy.

120 East 1st Street (previously given as 120 North Market) – application was for exterior signage only. Miracle sign presentation added window art in storefront windows facing Market and 1st Streets.

Motion #5: Motion was made by Shelden, seconded by Lentz to accept the design of the exterior signage only and to have Miracle Sign and client meet with the design review committee for consideration of window art. Motion carried unanimously (6-0).

11. **MAJOR:** (HPC2002-00095) Environs, Judge Wall House & Rock Island Depot.
APPLICANT: HNTB Architects, Engineers
FOR: Central Corridor Railway Project

Proposed project involves raising the grade separations at Central, Murdock, and 13th Streets; and reconstruction of the railroad bridges over 1st and 2nd Streets and modification of the bridge over Douglas. It involves the closing of present railroad grade crossings at 9th, 10th, 11th, 15th, and 18th Streets. The UPRR Bridge over Chisholm Creek will be widened.

Representatives from HNTB presented the scope of the project to the board. Concerns regarding the landscaping elements in the bridge abutments and the stylized grain elevator design of the Douglas Street bridge were expressed by the board. It was pointed out to the consultants that the report did not acknowledge the Judge Wall House, which should be included in the mitigation. HNTB is to contact KDOT/FHWA and resolve this. They will provide staff with copies of correspondence from the SHPO.

12. **MAJOR:** (HPC2002-00098) Environs, Allen House
APPLICANT: Howard Hancock
FOR: 319 N. Yale

Applicant proposes to build new garage on lot.

Staff recommends that the board find that the project does not encroach, damage or destroy the environs of the Allen House with the condition that the exterior wall material is compatible with the main structure and ridge line does not exceed 20 feet in height.

Motion #6: Motion by Shelden, seconded by Lentz, to find that the proposed project with the stipulated conditions, does not encroach, damage, or destroy the environs of the Allen House. Motion carried unanimously (6-0).

13. **MAJOR:** (HPC2002-00098) Environs, Hypatia House; WRHP Comley House
APPLICANT: Focus Point
FOR: 1137 N. Broadway

Applicant proposes to build one room addition to the carriage house and install a chair lift on the south side of the porch. Staff recommends that the board find that the project does not encroach, damage or destroy the environs of the Comley House and/or the Hypatia House.

Motion #7: Motion by Guy, seconded by Shelden to find that the proposed project does not encroach, damage or destroy the environs of the Hypatia House. Motion carried unanimously (6-0).

ITEM NO. 8 MISCELLANEOUS MATTERS

1. Ark Valley Lodge video – county staff was not present at the meeting
2. Neighborhood Notification – staff provided a list of possible public notification processes for design review
3. SHPO Visit, September 23
4. NAPC Conference Report
5. Grant Proposals for FY 2003-04

Meeting adjourned 4:35 p.m.